

ROGERS

— A R K A N S A S —

WHERE POSSIBLE LIVES

Planning and Transportation
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February 26, 2016

G.A.M. Auto Sales
1510 S. 8th Street
Rogers, AR 72756

To whom it may concern,

The city of Rogers has received a number of complaints regarding vehicles being serviced outside and tires stacked up on the property, in addition to the general appearance of the business at 1510 S. 8th Street. The Planning Commission has requested a hearing to discuss violation of terms of the Conditional Use Permit granted to G.A.M. Auto Sales.

A representative of G.A.M. Auto Sales is requested to be present at the March 15, 2016 meeting of the Rogers Planning Commission at 4:30 p.m. in the City Council Chambers, Rogers City Hall, 301 W. Chestnut, Rogers.

Please contact our office if you have any questions or concerns.

Cordially,



Lori Ericson
Assistant City Planner

CONDITIONAL USE PERMIT APPLICATION
NUMBER 4-28

APPLICANT NAME: Jessica Quinten

ADDRESS: 1510 S. 8th St Rogers Ar 72758

EMAIL: _____ PHONE: 479 660-2028

PROPERTY OWNED BY: Deandy oil

ADDRESS: _____ PHONE: _____

GENERAL LOCATION OF PROPERTY: 58th & MAGNOLIA

PRESENT USE: VACANT ZONED: C-2

CONDITIONAL USE TO ALLOW: VEHICLE SALES & SERVICE

PARKING SPACES AVAILABLE: 1/2 ACRES HOURS OF OPERATION: 8:00 am to 6:00 pm

Jessica Quinten
APPLICANT SIGNATURE

TO BE INCLUDED WITH APPLICATION:

- LEGAL DESCRIPTION OF PROPERTY
- LETTER FROM APPLICANT
- APPLICANT CERTIFICATION
- COPY OF ANY PROTECTIVE COVENANTS

IF APPLYING TO OPEN A DAY CARE, COMPLETE THE FOLLOWING:

NUMBER OF CHILDREN: N/A MOST CHILDREN AT ONE TIME _____

PLANNING AUTHORITY PROVIDES:

PUBLIC HEARING DATE: 10/7/14 DATE FILED 9/17/14 APPLICATION FEE: \$100 ^{CRIST}

PLANNING COMMISSION ACTION Approve DATE 10.7.14 PERMIT EXPIRES N/A

OTHER INFORMATION: 1. Approve with 15 vehicles for sale

2. Total sales and service 5. Total 20 cars
not including employees and customers.

MON - SAT
SUN
8-12 pm

250
TABLED.

Motion by Myers second by Shupe to table this until the end of the meeting.

Voice vote: Unanimous -- Yes. **Motion carried.**

PUBLIC HEARING:

(Agenda Item #1)

A request by The Pack Shack for a Conditional Use Permit to allow a warehouse at 503 N. Arkansas Street in the C-2 (Highway Commercial) zoning district
APPROVED.

Brett Raymond founder of The Pack Shack explained they package meals to give to local hunger relief groups. The warehouse is used to store bulk ingredients. Packing has always been done off site. This will be the first permanent building for the business, which has been in operation for a year. Commissioner Shupe said the exterior of the business has improved looks wise from the previous tenant. The Pack Shack will have 1/3 of the building.

During the public hearing, Fred Bartell said he is in favor of the business. He owns the building, and said Mr. Raymond has a respectable business.

No one chose to speak against this request so the public hearing was declared closed.

Motion by Spann to grand the permit with a second by Ferguson.

Voice vote: Unanimous -- Yes. **Motion carried.**

(Agenda Item #2)

A request by Jessica Quintero for GAM Auto Sales for a Conditional Use Permit to allow vehicle sales and service at 1510 South 8th Street in the C-2 (Highway Commercial) zoning district

Jessica Quintero represented GAM Auto Sales and stated they are currently in business at 2000 S. 8th and want to relocate to 1510 S. 8th Street.

No one chose to speak for or against this permit request. The public hearing was declared closed.

Commissioner Myers asked if there have been any complaints against this business at

their current location to which staff replied no.

Ms. Quintero said they want to do sales and service like a tire shop and oil change. The back room connected to the building will be where they have the oil changes. She requested 15 cars allowed for display as the lot is fairly large.

Commissioner Myers said this is lot is large enough for 15 or 20 cars without becoming an eyesore.

APPROVED.

Motion by Myers to grant the conditional use permit limiting the number of vehicles to 20 total, with 15 cars being for sale and a maximum of 5 for service with a second by Noblin.

Voice vote: Unanimous – Yes. **Motion carried.**

NEW BUSINESS:

(Agenda Item #1)

LSDP WAIVER, Crye Leike Realty, a parking addition and access road construction at 3003 W. Walnut St. in the C-2 (Highway Commercial) zoning district

(Agenda Item #2)

LOT SPLIT, David Bergquist creating three lots from a 19.8-acre parcel south of Pleasant Ridge Road in the A-1 (Agriculture) zoning district

(Agenda Item #3)

LSDP WAIVER, Iron Horse Coffee Company, a 19 by 28-foot building on existing pavement at 220 S. 1st St. in the C-1 (Central Business) zoning district

Moved to the Consent Agenda.

Motion by Campbell to table until there is more information with a second by Shupe. Voice vote: Unanimous – Yes. **Motion carried.**

Moved to the Consent Agenda.